
Permanent Town Building Advisory Committee Meeting Minutes

March 13, 2020 7:30 A.M.

Select Board Conference Room

I. Call to Order/Roll Call

Chair Feldman called the meeting to order at 7:30AM in the Select Board Conference Room. Present were Chair Rick Feldman, Mark Johnson, David Giangrande, Ellen Keller, Janet Nicosia and Dan Casper (arrived late.) Also present were Joe Sgrosso, Project Manager, Brian Defilippis and John Arena, PMA Consultants. The meeting was taped and live cablecast.

II. Approval of Minutes – February 7, 2020

Upon motion duly made by Mr. Casper and seconded by Mr. Giangrande, it was unanimously voted to approve the above minutes. Motion passed 5-0.

III. Update on Municipal Services Facility

Ms. Nicosia advised that the wash bay was resubmitted and fabrication is underway with an expected date of installation of June/July. Stormwater basin was awaiting a certificate of completion. Plantings, some of which were taken from the Senior Center for replanting, are being handled by DPW and submitted for order of condition from Bob Douglas and Ann Martin. Operations ran well during the winter months with vehicles under cover, and training room was fully utilized. She reported that the problem with the gates was resolved yesterday. Having DPW and P&F under one roof has exceeded expectations.

Mr. Defilippis reported that the ten-month walkthrough was completed with WES and a punch list generated.

Mr. Cronin and Ms. Geraughty will be invited to the next meeting to discuss the final consolidation of the budget.

IV. Update on Senior Center

Mr. Defilippis introduced Tim O'Connell and Janet D'Arico of Seaver Construction. Ms. D'Arico reported that construction will begin next week. The Safety plan with the Fire Department will be completed today.

Ms. Nicosia reported that a successful meeting of all stakeholders, school administration, youth center and some abutting neighbors, was held last week. Construction will adjust to special dates of school schedule, i.e MCAS tests, etc. While the construction schedule will be 7:00am-3:00pm weekdays, some weekend work will be considered as needed. A completion date of March 2022 is expected.

Ms. Nicosia also discussed ongoing plans for the construction of the parking lot behind the Senior Center as well as the options for the most optimum lighting in terms of the energy management system of the walking path.

Mr. Defilippis reported that alternate 1 would be the renovation above the fitness center, and Ms. Lambert reported that enhanced technology would be on the wish list as well. The senior day program is being successfully run from Dundee Park, administration is on the first floor of town hall, and the senior center is running out of the Ballard Vale United Church.

V. Ballardvale Fire Station

Mr. Defilippis reported that the site is clean, the sidewalk closed and ready for construction. Materials are scheduled and excavation of footings to begin next week. Ms. Nicosia reported plans for demolition, not part of the construction contract, had begun but will not be executed until the new fire station is occupied, Phase 2. A meeting with the Historic and Preservation Commissions was held to discuss the timeframe. Also discussed were the plans for redesign of the intersection. Active discussion ensued on the options for same including traffic lights and optimum safety of high pedestrian area, including.

VI. Town Hall

Ms. Nicosia reported that the Town Manager was reviewing renderings of renovations to town hall. A key component will be the extension of the current select board conference room to double its present size. The Town Manager will be invited to the next meeting to share progress.

VII. School Projects

Mr. Johnson reported that the School Committee voted to submit another statement of interest. Because this will not be acted upon until December 2020, and construction costs are increasing by at least 5%/year, it was decided to pursue at the same time options to self-fund the AHS project. The MSBA assigned a minor-moderate rating to the project and noted that many more schools are in poorer condition with overcrowding being a significant factor. He added that West El is going well.

VIII. Other Projects

Ms. Nicosia reported that the field house floor will be repaired in the summer of 2021. While air conditioning the schools is very expensive, it remains a project that has not been fulfilled. The Sanborn roof is being replaced and solar grants have been obtained through the sustainability coordinator. While the old town yard has provided an alternative space for storing materials, etc., she enthusiastically supports the proposed new use for the benefit of the town.

Next Meeting

Friday, April 17th @ 7:30AM

Adjournment

Upon motion duly made by Mr. Johnson and seconded by Ms. Keller, it was unanimously voted to adjourn. Motion passed 6-0. Meeting adjourned at 8:13AM.

Respectfully submitted,

Christine Martin Barraford
Recording Clerk